

MAP 28  
E.D. 2  
DATE 1-29-87  
200  
100  
DP

CH#  
X-998-98

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for (community based habilitation services for disabled people) Community Care Center.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
The Chimes, Inc.  
(Type or Print Name)  
Signature  
1803 Thornbury Road  
Address  
Baltimore, Maryland 21209  
City and State

Legal Owner(s):  
B.F. Saul Real Estate Investment Trust  
(Type or Print Name)  
Signature  
1803 Thornbury Road  
(Type or Print Name)  
Baltimore, Maryland 21209  
City and State

Attorney for Petitioner:  
Zell Margolis  
(Type or Print Name)  
Signature  
200 E. Lexington Street  
Address  
Baltimore, Maryland 21202  
City and State  
Attorney's Telephone No.: (301) 752-4634  
Address

8401 Connecticut Ave., (301) 386-6119  
Address Phone No.  
Chevy Chase, Maryland 20815  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Terry Allen Perl, The Chimes, Inc.  
1803 Thornbury Road  
Baltimore, Maryland 21209 (301) 466-4400  
Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of November, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of January, 1986, at 11:45 o'clock.

Call John  
Zoning Commissioner of Baltimore County.

(over)

B.F. Saul Real Estate Investment Trust  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

COPIES RECEIVED FOR FILING  
DATE January 7, 1986  
BY [Signature]  
ADMINISTRATIVE ASSISTANT

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

COUNTY OFFICE Bldg.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Zell Margolis, Esquire  
1313 Court Square Building  
200 East Lexington Street  
Baltimore, Maryland 21202

RE: Item No. 147 - Case No. 86-266-X  
Petitioner - B. F. Saul Real Estate Investment Trust  
Special Exception Petition

Dear Margolis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of any problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:n

Enclosures

cc: Terry Allen Perl, The Chimes, Inc.  
1803 Thornbury Road  
Baltimore, Maryland 21209  
Engineering Construction Corp.  
1703 E. Joppa Road  
Baltimore, Maryland 21234

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
Date: December 12, 1985

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-266-X

This office is not opposed to the granting of the subject request provided the site plan is revised to:

1. Conform to the revisions proposed by the Department of Traffic Engineering's representative to the Zoning Plans Advisory Committee (see plan and sketch dated November 15, 1985); and
2. Provide landscaping in conformance with County standards.

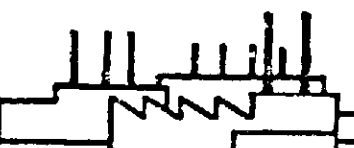
Additionally, please note that a CRG meeting is required.

NEG:JCH:alm

Norman E. Gerber, AICP  
Director

## ENGINEERING CONSTRUCTION CORP.

Engineers and Contractors  
1703 E. JOPPA ROAD • BALTIMORE, MD. 21234  
January 2, 1986



Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. Doug Swam, Zoning Plans Advisory Committee

RE: Item No.: 147 - Case No. 86-266-X Special Exception Petition

Petitioner: B.F. Saul Real Estate Investment Trust (The Chimes Inc.)

Location: West side of Milford Mill Road, north-east of Liberty Road

Zoning Hearing January 6, 1986 11:45 AM

Dear Mr. Swam:

Attached is a copy of the revised site plan for the above mentioned project. I have distributed revised plans to and met with the following departments and their representatives:

Ed Johnson - Current Planning and Development  
Charles E. Burnham - Building Plans Review  
Michael S. Flanigan - Traffic Engineering  
Captain Joseph Kelly - Fire Prevention Bureau, Planning Group  
Ian J. Forrest - Bureau of Environmental Services

If you have any questions please call me at 661-5888

Respectfully  
Steven K. Broyles P.E.  
Md. State Reg. # 14429

SKB/ph

Enclosures

cc: Ed Johnson  
Charles E. Burnham  
Michael S. Flanigan  
Captain Joseph Kelly  
Ian J. Forrest



talked to Mike Flanigan  
and he is ok with the plan.  
He will send revised comments.  
DEJ  
1/1/86

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

DECEMBER 5, 1985

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Just comply with Baltimore County Landscape Manual, 1111-175-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 3111-175-75, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Hoswell

Enrique A. Rober  
Chief, Current Planning and Development

## BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 147, Zoning Advisory Committee Meeting of Oct. 29, 1985

Property Owner: B.F. Saul Real Estate Investment Trust

Location: W/S of Milford Mill Rd., NE of Liberty Rd. District 2nd

Water Supply: Public Sewage Disposal: Public

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any chabroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☒ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Case No. 86-266-X  
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 26th day of November, 1985.

Arnold Jablon  
Zoning Commissioner

Petitioner  
B. F. Saul Real Estate Investment Trust  
Investment Trust  
Attorney  
Zell Margolis, Esquire

Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

APR 20 1987

Office 11/7/85 147. Revised

Description of Parcel: Two Milford Mill, Inc.  
Owned by B.F. Saul Real Estate Investment Trust

BEGINNING for the same at a point at the beginning of the North 46' 46' West 442.67 foot line of a tract of land conveyed to Milford Mill, Inc. by deed dated January 20, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. 3300, folio 423, said point also being at the end of the North 46' 33' 30" West 175.00 foot line of a tract of land conveyed to Melvin Verger by deed dated 1967 and recorded among the aforesaid Land Records in Liber O.T.U. 4819, folio 62, said point having Baltimore County Coordinates of North 21.152.65 feet, West 40.232.81 feet (coordinates based on Baltimore County Station X-9156, North 20,649.77 feet, West 40,725.65 feet); running thence on said North 46' 46' West 442.67 foot line North 46' 40' 49" West 443.98 feet to a point; said point being distant South 46' 38' 27" East 161.50 feet from a pipe found on the east side of Eitzmiller Road; thence North 43' 52' 20" East 20.02 feet to a pipe found; thence South 36' 16' 50" East 310.32 feet to a point; thence South 23' 04' 24" West 387.87 feet to the place of beginning, containing 3.331 acres of land more or less. Bearings are referred to the meridian of the Baltimore County Coordinate System.



# PETITION FOR SPECIAL EXCEPTION 2nd Election District

LOCATION: Beginning 585 feet North of the centerline of Liberty Road 146 feet Northwest of Milford Mill Road

DATE AND TIME: Monday, January 6, 1986 at 11:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Community Care Center (community based habilitation services for disabled people)

Being the property of B.F. Saul Real Estate Investment Trust as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
Beginning 585' N of the C/L of : OF BALTIMORE COUNTY  
Liberty Rd., 146' NW of Milford :  
Mill Rd., 2nd District :  
B. F. SAUL REAL ESTATE : Case No. 86-266-X  
INVESTMENT TRUST, Petitioner :

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 12th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Zell Margolis, Esquire, 1813 Court Square Bldg., 200 E. Lexington St., Baltimore, MD 21202; and Terry Allen Perl, The Chimes, Inc., 1803 Thornbury Rd., Baltimore MD 21209.

Peter Max Zimmerman  
Peter Max Zimmerman

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. ANG  
DEPUTY ZONING COMMISSIONER

January 2, 1986

Zell Margolis, Esquire  
1313 Court Square Building  
200 East Lexington Street  
Baltimore, Maryland 21202

Re: Petition for Special Exception  
Beg. 585' N of the c/l of Liberty Road  
146' NW of Milford Mill Road  
2nd Election District  
B.F. Saul Real Estate Investment Trust  
Case No. 86-266-X

Dear Mr. Margolis:

This is to advise you that \$51.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by self.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 016192

Baltimore County, Maryland, and remit building, Towson, Maryland

DATE: 1/2/86 ACCOUNT: 86-266-X

AMOUNT: \$51.75

RECEIVED FROM: Zell Margolis, Esquire

FOR: Advertising & Posting - Case No. 86-266-X

8 8045\*\*\*\*\*016192 000000

VALIDATION OF SIGNATURE OF CASHIER

## CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 19, 1985.

THE JEFFERSONIAN,

18 Venetian  
Publisher

Cost of Advertising

24.75

## LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION

2nd Election District

LOCATION: Beginning 585 feet North of the centerline of Liberty Road 146 feet Northwest of Milford Mill Road

DATE AND TIME: Monday, January 6, 1986 at 11:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Community Care Center (community based habilitation services for disabled people)

Being the property of B.F. Saul Real Estate Investment Trust as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## CERTIFICATE OF PUBLICATION

72334

Pikesville, Md., Dec. 18, 1985

ENTIFY, that the annexed advertisement

is in the NORTHWEST STAR, a weekly

published in Pikesville, Baltimore

and before the 6th day of

1986

location appearing on the

day of Dec., 1985

location appearing on the

day of 19

location appearing on the

day of 19

THE NORTHWEST STAR

W. M. McHenry  
Manager

Cost of Advertisement \$22.00

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2nd Date of Posting: 12-17-85

Posted for: Special Exception

Petitioner: B.F. Saul Real Estate Investment Trust

Location of property: Beg. 585' N of the C/L of Liberty Road, 146' NW of Milford Mill Road

Location of Sign: West side of Milford Mill Road, approx. 585' north of Liberty Road

Remarks: See plat of Liberty Road

Posted by: Sh. J. Jablon Date of return: 12-20-85

Number of Signs: 7

December 6, 1985

Zell Margolis, Esquire  
1313 Court Square Bldg.  
200 E. Lexington Street  
Baltimore, Maryland 21202

## NOTICE OF HEARING

Re: Petition for Special Exception  
Beg. 585' N of the c/l of Liberty Rd.,  
146' NW of Milford Mill Rd.  
2nd Election District  
B.F. Saul Real Estate Investment Trust  
Case No. 86-266-X

TIME: 11:45 a.m.

DATE: Monday, January 6, 1986 at 11:45 a.m.

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 012754

DATE: 12-25-85 ACCOUNT: 86-266-X

AMOUNT: \$104.00

RECEIVED FROM: Zell Margolis, Esquire

FOR: Advertising & Posting - Case No. 86-266-X

8 8045\*\*\*\*\*012754 000000

VALIDATION OF SIGNATURE OF CASHIER

APR 20 1987

The above resolution was unanimously adopted by the Board on the 16th day of December, 1985 by unanimous vote.

Jack Robinson  
JACK ROBINSON, Secretary

EXHIBIT 2



**7407 Dorman Drive Baltimore, Maryland 21208 484-9387**

January 3, 1986

Mr. Terry Allen Perl, Executive Director  
The Chimes, Inc.  
1803 Thornbury Road  
Baltimore, Maryland 21209

Dear Mr. Perl:

On behalf of the Board of Directors and membership of the Liberty Road Community Council, Inc., I sincerely thank you for the fine presentation made to our Board and membership. The presentation was comprehensive, answering many concerns of our citizens. The refreshments that were prepared by your trainees were delectable. Accolades to you for going the second mile to provide us with these delicacies.

The communities within the Liberty Road Corridor are excited over the plans for the new training facility to be erected on Milford Mill Road. This new facility will enable The Chimes to implement many meaningful programs and activities, efficiently and responsively. Moreover, many handicapped residents who are in dire need of training can be accommodated. This pleases LkCC. We are confident that under your competent leadership and with your fine staff that we will have a prototype facility for the nation. For these reasons, the Liberty Road Community Council, Inc. (representing forty-five community organizations) unanimously endorsed the proposed facility.

We will endeavor to make every effort possible to support you in this venture.

Sincerely,

Ellen Kate Campbell

Ella White Campbell  
President

EXHIBIT 1 3

## Working Together For Community Progress

**3820 Fernside Road  
Randallstown, MD 21133**

**(301) 655-7766**

December 2, 1985

Mr. Terry Allen Perl  
Executive Director  
The Chimes, Inc.  
1803 Thornbury Road  
Baltimore, MD 21209

Dear Mr. Perl:

We would like to thank you and Mr. William Moran for attending our November 19, 1985 Board Meeting and explaining the proposed development of a new vocational, pre-vocational center within the Liberty Road, Milford Mill Road area.

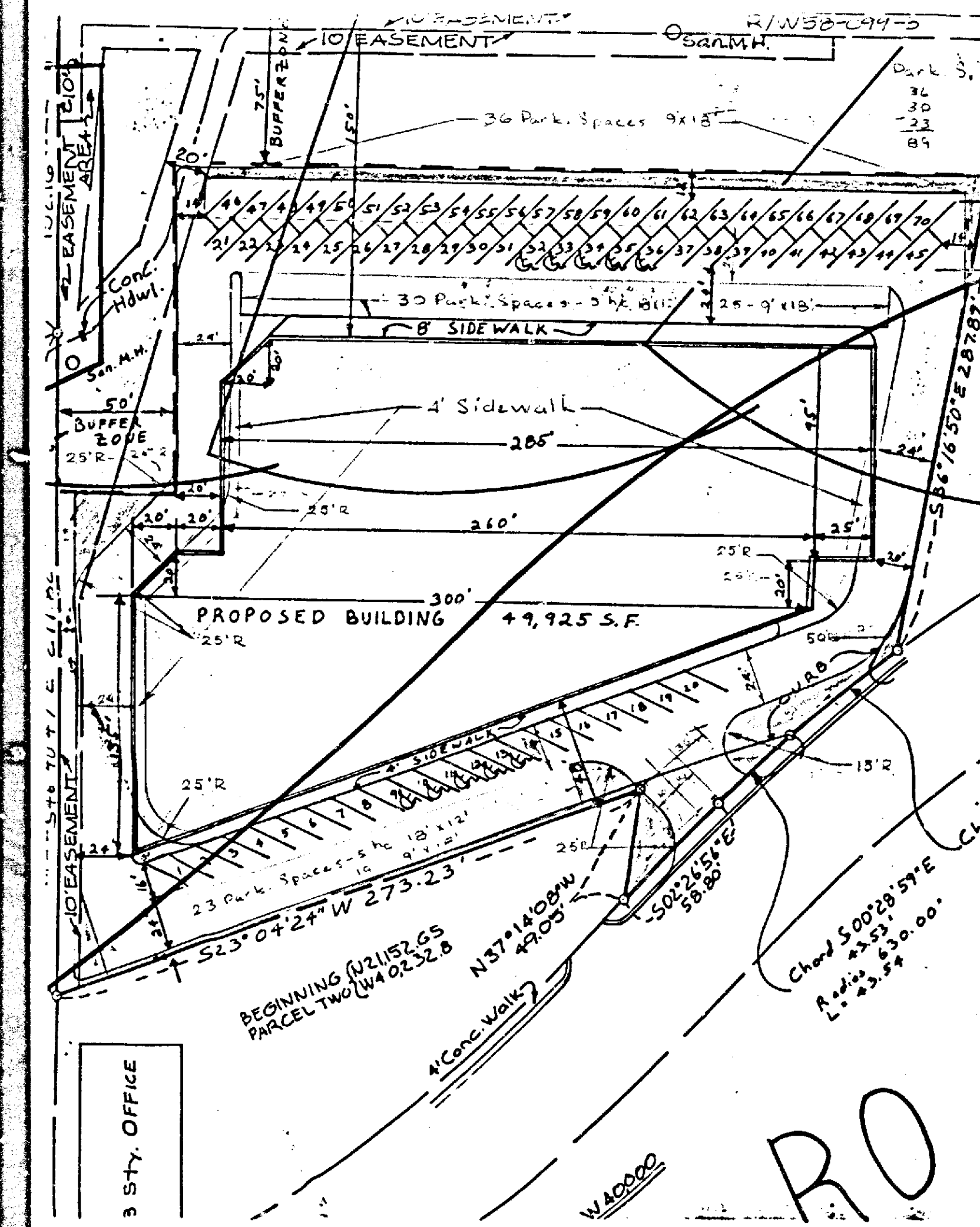
While the Board felt that it lacked sufficient technical information to thoroughly understand and endorse the specific Special Exception request they did adopt a more general endorsement by passing a motion which "offered our (L.C.D.C.) support for the establishment of this facility."

I hope that this proves useful and if there is anything else we can do please call.

Sincerely,

Jim Janas  
Director, LCDC

(Clippers) under 12/5/85 to:  
Vince Kelmas  
Alb. Colas  
Phil Chase  
Howard Cohen  
Jim Phillips  
Orel Mangolis

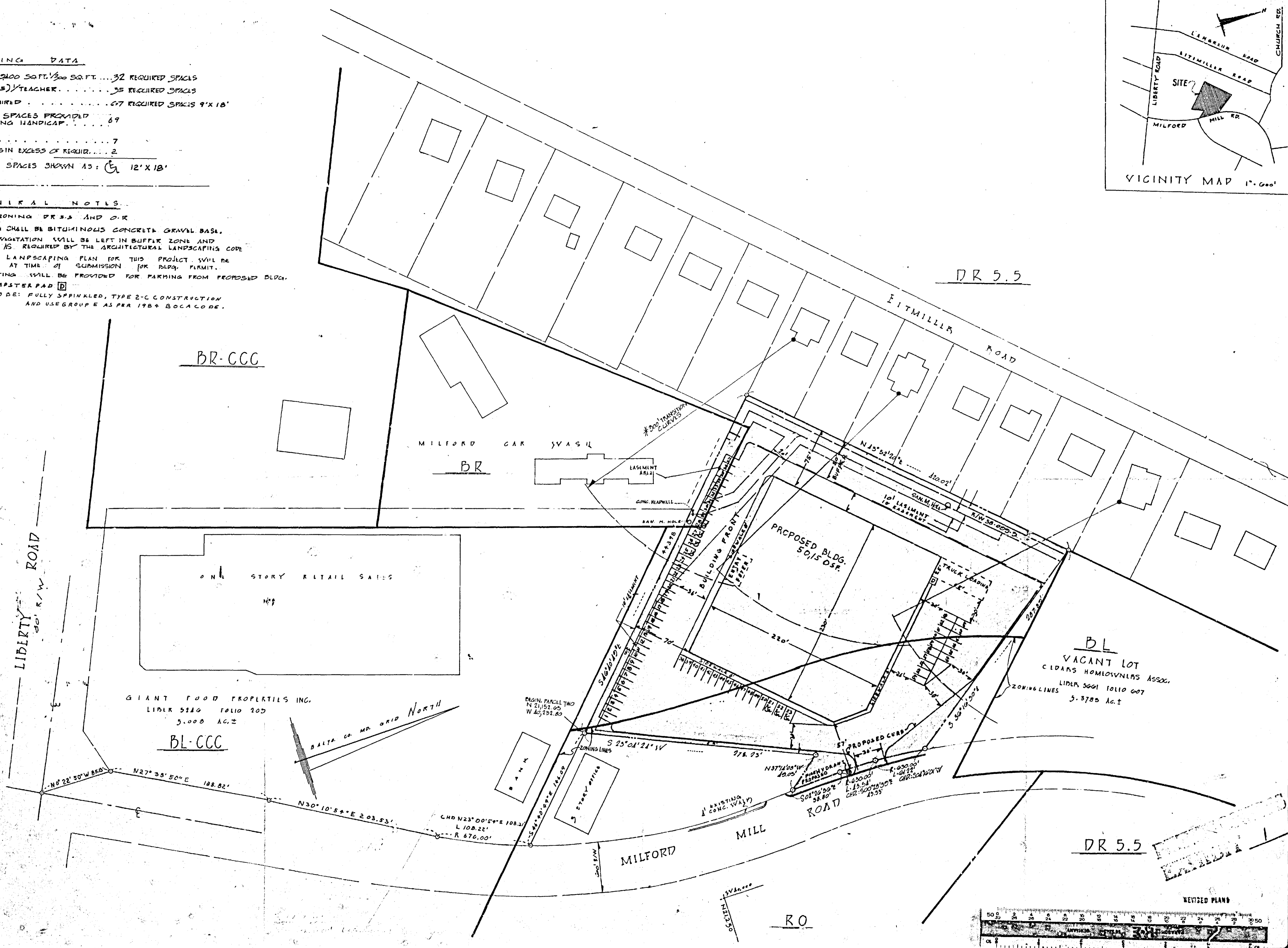
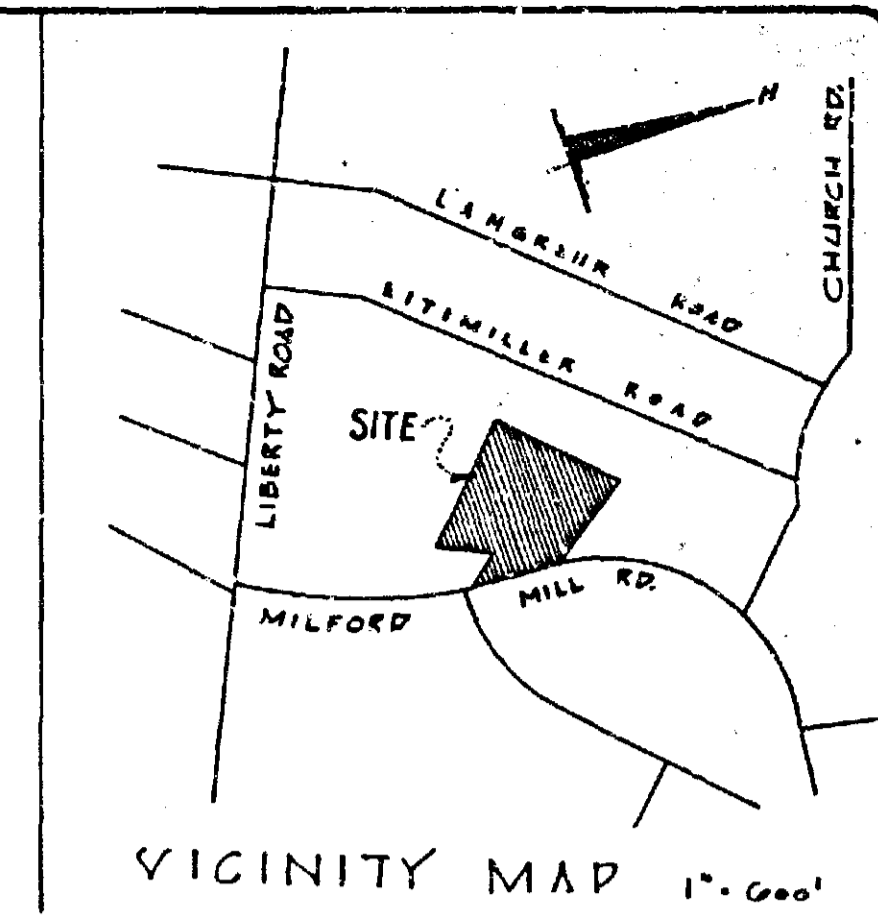


# PARKING DATA

- OFFICE AREA 2400 SQ. FT. 1/300 SQ. FT. ... 32 REQUIRED SPACES
- TEACHERS (35) / TEACHER ... 35 REQUIRED SPACES
- TOTAL REQUIRED ... 67 REQUIRED SPACES 9' X 18'
- TOTAL NO. OF SPACES PROVIDED INCLUDING HANDICAP ... 69
- HANDICAP ... 7
- NO. OF SPACES IN EXCESS OF REQUIRED ... 2
- HANDICAP SPACES SHOWN AS: 12' X 18'

## GENERAL NOTES

- CURRENT ZONING DR 5.5 AND O.R.
- ALL PAVING SHALL BE BITUMINOUS CONCRETE GRAVEL BASE.
- TREES AND VEGETATION SHALL BE LEFT IN BUFFER ZONE AND ADDED TO AS REQUIRED BY THE ARCHITECTURAL LANDSCAPING CODE
- A FORMAL LANDSCAPING PLAN FOR THIS PROJECT SHALL BE INCLUDED AT TIME OF SUBMISSION FOR BLDG. PERMIT.
- DIRECT LIGHTING SHALL BE PROVIDED FOR PARKING FROM PROPOSED BLDG.
- 8' X 8' DUMPSTER PAD
- BUILDING TO BE: FULLY SPRINKLED, TYPE 2-C CONSTRUCTION AND USE GROUP E AS PER 1984 BOCA CODE.



Engineering Construction Corp.  
Engineers Surveyors  
1703 East Joppa Road  
Baltimore, Maryland 21234  
ph.: 301-661-5888

THE CHIMES  
TWO MILFORD MILL INC.  
PROJECT: PROPOSED COMMUNITY CARE CENTER  
DATE: 11/01/85, 1985  
SCALE: 1" = 30'  
DRAWN BY: J. CAMPBELL/SAD

FILE NUMBER
1
REVISIONS
1 10-11-85
2 12-27-85
3 1-25-86

DRAWING  
SHEET 1 OF 1  
1

MAP 28-66  
E.D. 2  
DATE 1-29-87  
200  
100  
DP

CH# 998-98  
X-998-98

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for (community based habilitation services for disabled people) Community Care Center.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: The Chimes, Inc.  
Address: 1803 Thornbury Road, Baltimore, Maryland 21209  
City and State

Legal Owner(s): B.F. Saul Real Estate Investment Trust  
Address: 8401 Connecticut Ave., (301) 386-6119  
City and State: Chevy Chase, Maryland 20815  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Terry Allen Perl, The Chimes, Inc., 1803 Thornbury Road, Baltimore, Maryland 21209, (301) 466-4400

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of November, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of January, 1986, at 11:45 o'clock.

(over)

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
FROM: Norman E. Gerber, AICP, Director  
SUBJECT: Zoning Petition No. 86-266-X  
Date: December 12, 1985

This office is not opposed to the granting of the subject request provided the site plan is revised to:

1. Conform to the revisions proposed by the Department of Traffic Engineering's representative to the Zoning Plans Advisory Committee (see plan and sketch dated November 15, 1985); and
2. Provide landscaping in conformance with County standards.

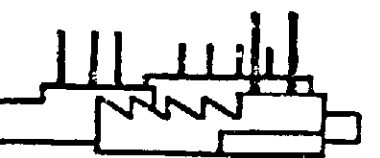
Additionally, please note that a CRG meeting is required.

NEG:JCH:alm

## ENGINEERING CONSTRUCTION CORP.

Engineers and Contractors  
1703 E. JOPPA ROAD • BALTIMORE, MD. 21204

January 2, 1986



Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. Doug Swam, Zoning Plans Advisory Committee

RE: Item No.: 147 - Case No. 86-266-X Special Exception Petition

Petitioner: B.F. Saul Real Estate Investment Trust (The Chimes Inc.)

Location: West side of Milford Mill Road, north-east of Liberty Road

Zoning Hearing January 6, 1986 11:45 AM

Dear Mr. Swam:

Attached is a copy of the revised site plan for the above mentioned project. I have distributed revised plans to and met with the following departments and their representatives:

- Ed Johnson - Current Planning and Development
- Charles E. Burnham - Building Plans Review
- Michael S. Flanigan - Traffic Engineering
- Captain Joseph Kelly - Fire Prevention Bureau, Planning Group
- Jan J. Forrest - Bureau of Environmental Services

If you have any questions please call me at 661-5888

Respectfully  
Steven K. Broyles P.E.  
Md. State Reg. # 14429

SKB/ph

Enclosures

cc: Ed Johnson  
Charles E. Burnham  
Michael S. Flanigan  
Captain Joseph Kelly  
Jan J. Forrest



talked to Mike Flanigan  
and he is ok with the plan.  
He will send revised comments.  
DEJ  
1/1/86

B.F. Saul Real Estate Investment Trust  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

COPIES RECEIVED FOR FILING

DATE January 7, 1986  
BY [Signature]  
ADMINISTRATIVE ASSISTANT

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

COUNTY OFFICE Bldg.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Zell Markolis, Esquire  
1313 Court Square Building  
200 East Lexington Street  
Baltimore, Maryland 21202

RE: Item No. 147 - Case No. 86-266-X  
Investment Trust  
Special Exception Petition

Dear Margolis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:n

Enclosures

cc: Terry Allen Perl, The Chimes, Inc.  
1803 Thornbury Road  
Baltimore, Maryland 21209  
Engineering Construction Corp.  
1703 E. Joppa Road  
Baltimore, Maryland 21204

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

DECEMBER 5, 1985

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ The proposed just comply with Baltimore County Landscape Manual, 3111.175-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 3111.175-75, and as conditions change are re-evaluated annually by the County Council.

cc: James Hoswell

Enrique A. Rober  
Chief, Current Planning and Development

Nov. 5, 1985  
Date

## BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 147, Zoning Advisory Committee Meeting of Oct. 29, 1985

Property Owner: B.F. Saul Real Estate Investment Trust

Location: W/S of Milford Mill Rd., NE of Liberty Rd., District 2nd

Water Supply: Public Sewage Disposal: Public

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 394-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any chabroler operation which has a total cooking surface area of five (5) square feet or more.
- ☒ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 26th day of November, 1985.

ARNOLD JABLON  
Zoning Commissioner

Petitioner: B.F. Saul Real Estate Investment Trust  
Attorney: Zell Markolis, Esquire  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

APR 20 1987



Description of Parcel: Two Milford Mill, Inc.  
Owned by B.F. Saul Real Estate Investment Trust

BEGINNING for the same at a point at the beginning of the North 46' 46' West 442.67 foot line of a tract of land conveyed to Milford Mill, Inc. by deed dated January 20, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. 3300, folio 423, said point also being at the end of the North 46' 33' 30" West 175.00 foot line of a tract of land conveyed to Melvin Verger by deed dated 1967 and recorded among the aforesaid Land Records in Liber O.T.U. 4819, folio 62, said point having Baltimore County Coordinates of North 21.152.65 feet, West 40.232.81 feet (coordinates based on Baltimore County Station X-9156, North 20,649.77 feet, West 40,725.65 feet); running thence on said North 46' 46' West 442.67 foot line North 46' 40' 49" West 443.98 feet to a point; said point being distant South 46' 38' 27" East 161.50 feet from a pipe found on the east side of Eitzmiller Road; thence North 43' 52' 20" East 20.02 feet to a pipe found; thence South 36' 16' 50" East 310.32 feet to a point; thence South 23' 04' 24" West 387.87 feet to the place of beginning, containing 3.331 acres of land more or less. Bearings are referred to the meridian of the Baltimore County Coordinate System.



# PETITION FOR SPECIAL EXCEPTION 2nd Election District

LOCATION: Beginning 585 feet North of the centerline of Liberty Road 146 feet Northwest of Milford Mill Road

DATE AND TIME: Monday, January 6, 1986 at 11:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Community Care Center (community based habilitation services for disabled people)

Being the property of B.F. Saul Real Estate Investment Trust as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
Beginning 585' N of the C/L of : OF BALTIMORE COUNTY  
Liberty Rd., 146' NW of Milford :  
Mill Rd., 2nd District :  
B. F. SAUL REAL ESTATE : Case No. 86-266-X  
INVESTMENT TRUST, Petitioner :

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 12th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Zell Margolis, Esquire, 1813 Court Square Bldg., 200 E. Lexington St., Baltimore, MD 21202; and Terry Allen Perl, The Chimes, Inc., 1803 Thornbury Rd., Baltimore MD 21209.

Peter Max Zimmerman  
Peter Max Zimmerman

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. ANG  
DEPUTY ZONING COMMISSIONER

January 2, 1986

Zell Margolis, Esquire  
1313 Court Square Building  
200 East Lexington Street  
Baltimore, Maryland 21202

Re: Petition for Special Exception  
Beg. 585' N of the c/l of Liberty Road  
146' NW of Milford Mill Road  
2nd Election District  
B.F. Saul Real Estate Investment Trust  
Case No. 86-266-X

Dear Mr. Margolis:

This is to advise you that \$51.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by self.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 016192

DATE: 1/2/86 ACCOUNT: 86-266-X

AMOUNT: \$51.75

RECEIVED FROM: Zell Margolis, Esquire

FOR: Advertising & Posting of Zoning Sign

8 8045\*\*\*\*\*016192 0001

VALIDATION OF SIGNATURE OF CASHIER

Baltimore County, Maryland, and remit building, Towson, Maryland

# CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 19, 1985.

THE JEFFERSONIAN,

18 Venetian  
Publisher

Cost of Advertising

24.75

PETITION FOR SPECIAL EXCEPTION  
2nd Election District  
LOCATION: Beginning 585 feet North of the centerline of Liberty Road 146 feet Northwest of Milford Mill Road  
DATE AND TIME: Monday, January 6, 1986 at 11:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for a Community Care Center (community based habilitation services for disabled people)  
Being the property of B.F. Saul Real Estate Investment Trust as shown on the plat filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Dec. 19, 1985

# LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION  
2nd Election District  
LOCATION: Beginning 585 feet North of the centerline of Liberty Road 146 feet Northwest of Milford Mill Road  
DATE AND TIME: Monday, January 6, 1986 at 11:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for a Community Care Center (community based habilitation services for disabled people)  
Being the property of B.F. Saul Real Estate Investment Trust as shown on the plat filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Dec. 19, 1985

# CERTIFICATE OF PUBLICATION

72334

Pikesville, Md., Dec. 18, 1985

ENTIFY, that the annexed advertisement

is in the NORTHWEST STAR, a weekly

published in Pikesville, Baltimore

and before the 6th day of

1986

location appearing on the

day of Dec. 19, 85

location appearing on the

day of 19

location appearing on the

day of 19

THE NORTHWEST STAR

W. M. McHenry  
Manager

Cost of Advertisement \$22.00

# CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2nd Date of Posting: 12-17-85

Posted for: Special Exception

Petitioner: B.F. Saul Real Estate Investment Trust

Location of property: Beg. 585' N of the c/l of Liberty Road, 146' NW of Milford Mill Road

Location of Sign: West side of Milford Mill Road, approx. 585' north of Liberty Road

Remarks: See plat of Liberty Road

Posted by: Sh. J. Barta Date of return: 12-20-85

Number of Signs: 1

December 6, 1985

Zell Margolis, Esquire  
1313 Court Square Bldg.  
200 E. Lexington Street  
Baltimore, Maryland 21202

# NOTICE OF HEARING

Re: Petition for Special Exception  
Beg. 585' N of the c/l of Liberty Rd.,  
146' NW of Milford Mill Rd.  
2nd Election District  
B.F. Saul Real Estate Investment Trust  
Case No. 86-266-X

TIME: 11:45 a.m.

DATE: Monday, January 6, 1986 at 11:45 a.m.

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 012754

DATE: 12-25-85 ACCOUNT: 86-266-X

AMOUNT: \$104.00

RECEIVED FROM: Zell Margolis

FOR: 12-25-85 117 24.75 12-25-85

8 8045\*\*\*\*\*012754 0127

VALIDATION OF SIGNATURE OF CASHIER

Baltimore County

APR 20 1987

The Board of Directors of Moses Montefiore Woodmoor Hebrew Congregation supports the construction of a pre-vocation and vocational training center by The Chimes, Inc. for citizens with mental retardation at Milford Mill and Liberty Roads. This endorsement is made in recognition of the need for these services by the handicapped citizens of Baltimore County, Maryland.

The above resolution was unanimously adopted by the Board on the 16th day of December, 1985 by unanimous vote.

*Jack Robinson*  
JACK ROBINSON, Secretary

EXHIBIT 2



Liberty Road Community Council, Inc.

7407 Dorman Drive Baltimore, Maryland 21208 484-9387

January 3, 1986

Mr. Terry Allen Perl, Executive Director  
The Chimes, Inc.  
1803 Thornbury Road  
Baltimore, Maryland 21209

Dear Mr. Perl:

On behalf of the Board of Directors and membership of the Liberty Road Community Council, Inc., I sincerely thank you for the fine presentation made to our Board and membership. The presentation was comprehensive, answering many concerns of our citizens. The refreshments that were prepared by your trainees were delectable. Accolades to you for going the second mile to provide us with these delicacies.

The communities within the Liberty Road Corridor are excited over the plans for the new training facility to be erected on Milford Mill Road. This new facility will enable The Chimes to implement many meaningful programs and activities, efficiently and responsively. Moreover, many handicapped residents who are in dire need of training can be accommodated. This pleases LRCC. We are confident that under your competent leadership and with your fine staff that we will have a prototype facility for the nation. For these reasons, the Liberty Road Community Council, Inc. (representing forty-five community organizations) unanimously endorsed the proposed facility.

We will endeavor to make every effort possible to support you in this venture.

Sincerely,

*Ella White Campbell*

Ella White Campbell  
President

EXHIBIT 3

Working Together For Community Progress

LIBERTY COMMUNITIES DEVELOPMENT CORPORATION, INC.  
3820 Fernside Road  
Randallstown, MD 21133 (301) 655-7766

December 2, 1985

Mr. Terry Allen Perl  
Executive Director  
The Chimes, Inc.  
1803 Thornbury Road  
Baltimore, MD 21209

Dear Mr. Perl:

We would like to thank you and Mr. William Moran for attending our November 19, 1985 Board Meeting and explaining the proposed development of a new vocational, pre-vocational center within the Liberty Road, Milford Mill Road area.

While the Board felt that it lacked sufficient technical information to thoroughly understand and endorse the specific Special Exception request they did adopt a more general endorsement by passing a motion which "offered our (L.C.D.C.) support for the establishment of this facility."

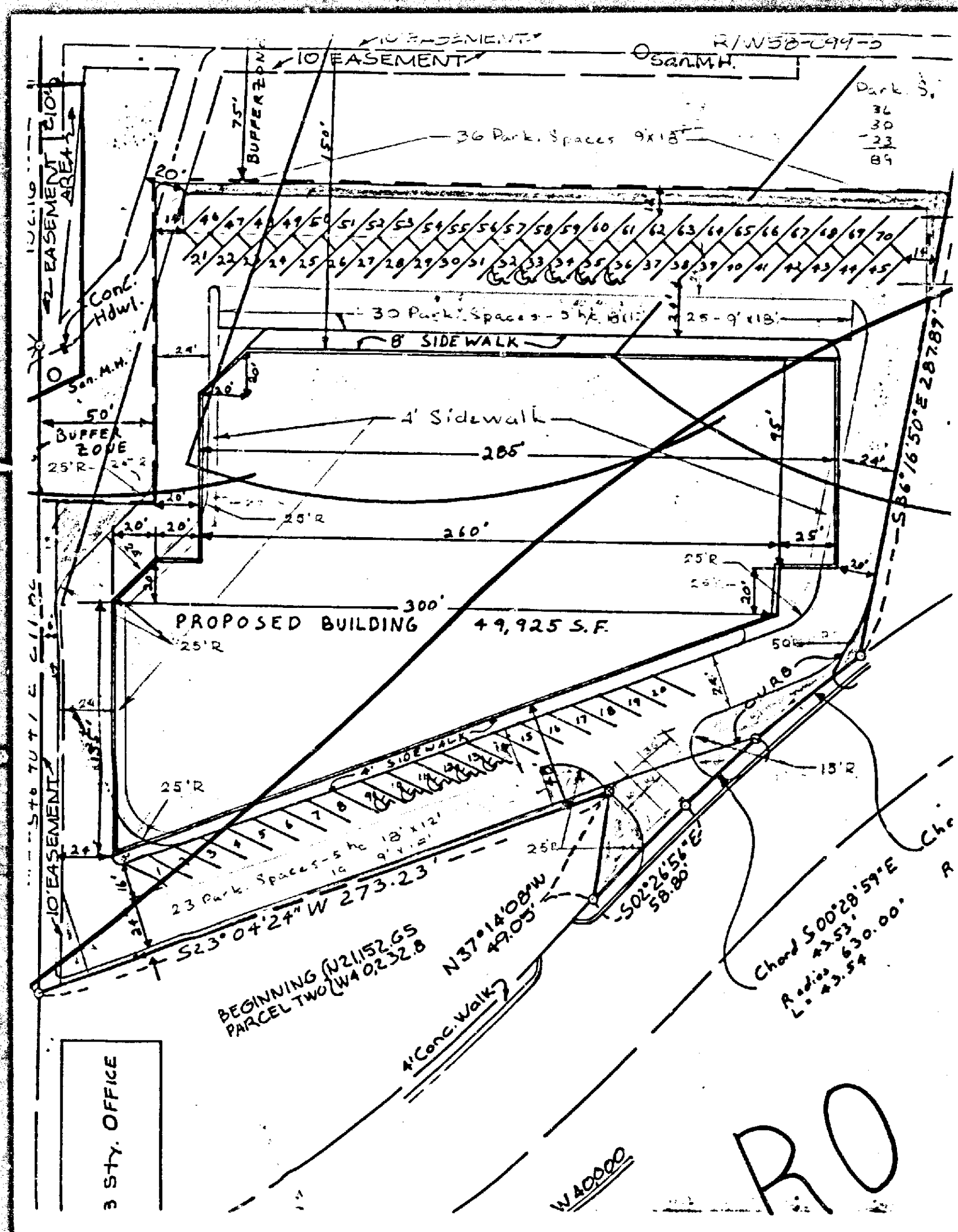
I hope that this proves useful and if there is anything else we can do please call.

Sincerely,

*Jim Jands*  
Jim Jands  
Director, LCDC

EXHIBIT 4

(Copies sent 12/5/85 to:  
Vince Klemas  
Mel Cole  
Phil Chase  
Howard Cohen  
Jim Phelley  
Arcl Mangolis

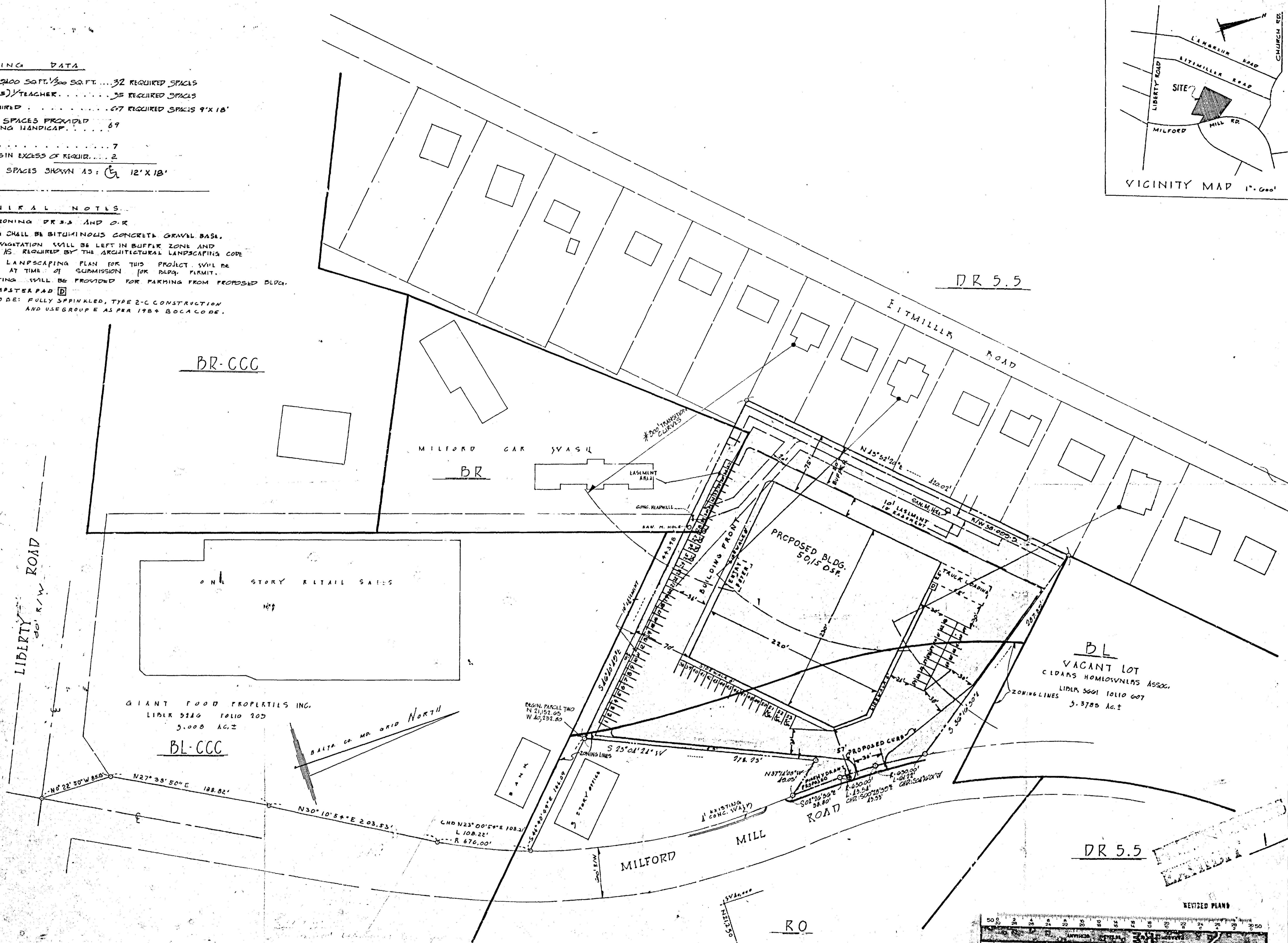
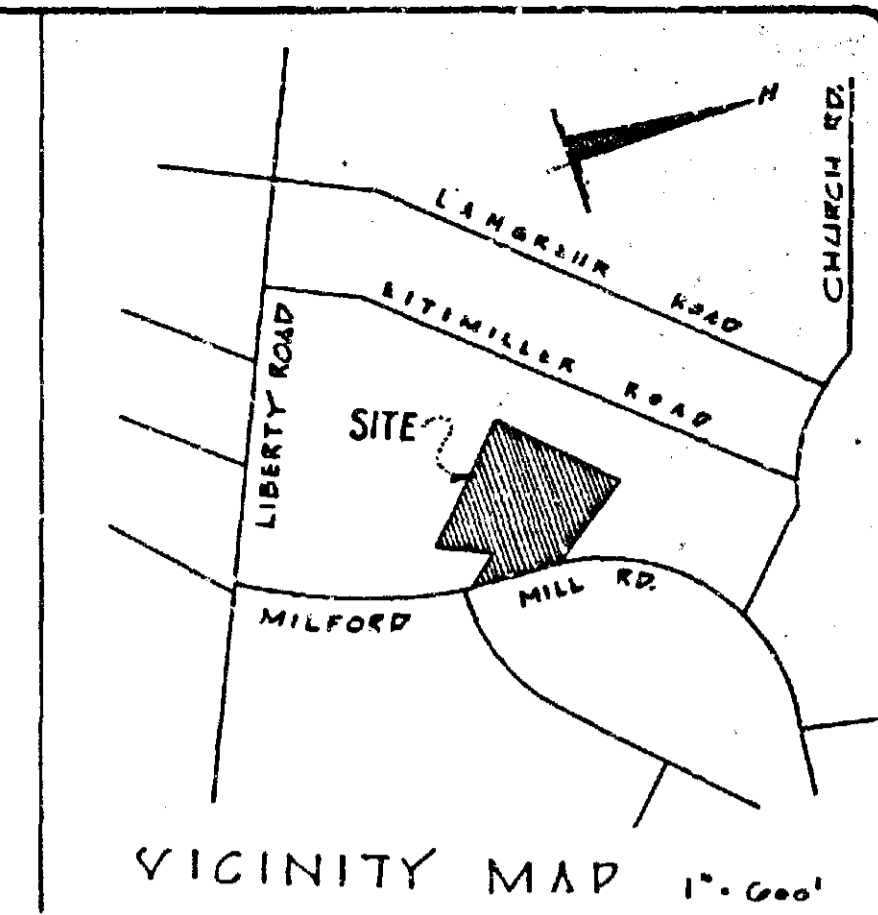


# PARKING DATA

- OFFICE AREA 2400 SQ. FT. 1/300 SQ. FT. ... 32 REQUIRED SPACES
- TEACHERS (35) / TEACHER ... 35 REQUIRED SPACES
- TOTAL REQUIRED ... 67 REQUIRED SPACES 9' X 18'
- TOTAL NO. OF SPACES PROVIDED INCLUDING HANDICAP ... 69
- HANDICAP ... 7
- NO. OF SPACES IN EXCESS OF REQUIRED ... 2
- HANDICAP SPACES SHOWN AS: 12' X 18'

## GENERAL NOTES

- CURRENT ZONING D.R. 5.5 AND O.R.
- ALL PAVING SHALL BE BITUMINOUS CONCRETE GRAVEL BASE.
- TREES AND VEGETATION SHALL BE LEFT IN BUFFER ZONE AND ADDED TO AS REQUIRED BY THE ARCHITECTURAL LANDSCAPING CODE
- A FORMAL LANDSCAPING PLAN FOR THIS PROJECT SHALL BE INCLUDED AT TIME OF SUBMISSION FOR BLDG. PERMIT.
- DIRECT LIGHTING SHALL BE PROVIDED FOR PARKING FROM PROPOSED BLDG.
- 8' X 8' DUMPSTER PAD
- BUILDING TO BE: FULLY SPRINKLED, TYPE 2-C CONSTRUCTION AND USE GROUP E AS PER 1984 BOCA CODE.



**Engineering Construction Corp.**  
Engineers - Surveyors  
1703 East Joppa Road  
Baltimore, Maryland 21234  
ph.: 301-661-5888

THE CHIMES -  
TWO MILFORD MILL INC.  
PROJECT: PROPOSED COMMUNITY CARE CENTER  
DATE: 11/01/85, 1985  
SCALE: 1" = 30'  
DRAWN BY: J. CAMPBELL/SAD

FILE NUMBER
1
REVISIONS
1 10-11-85
2 12-27-85
3 1-25-86

**DRAWING**  
SHEET 1 OF 1  
**1**

MAP 66-66  
E.D. 2  
DATE 1-29-87  
200  
100  
DP

CH# 998-98  
X-998-98

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for (community based habilitation services for disabled people) Community Care Center.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: The Chimes, Inc.  
Address: 1803 Thornbury Road, Baltimore, Maryland 21209  
City and State

Legal Owner(s): B.F. Saul Real Estate Investment Trust  
Address: 8401 Connecticut Ave., (301) 386-6119  
City and State: Chevy Chase, Maryland 20815  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Terry Allen Perl, The Chimes, Inc., 1803 Thornbury Road, Baltimore, Maryland 21209, (301) 466-4400

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of November, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of January, 1986, at 11:45 o'clock.

Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

(over)

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
FROM: Norman E. Gerber, AICP, Director  
SUBJECT: Zoning Petition No. 86-266-X  
Date: December 12, 1985

This office is not opposed to the granting of the subject request provided the site plan is revised to:

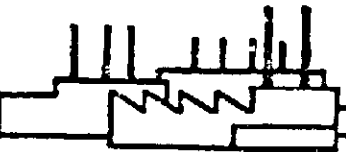
1. Conform to the revisions proposed by the Department of Traffic Engineering's representative to the Zoning Plans Advisory Committee (see plan and sketch dated November 15, 1985); and
2. Provide landscaping in conformance with County standards.

Additionally, please note that a CRG meeting is required.

NEG:JCH:alm

## ENGINEERING CONSTRUCTION CORP.

Engineers and Contractors  
1703 E. JOPPA ROAD • BALTIMORE, MD. 21204  
January 2, 1986



Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. Doug Swam, Zoning Plans Advisory Committee

RE: Item No.: 147 - Case No. 86-266-X Special Exception Petition

Petitioner: B.F. Saul Real Estate Investment Trust (The Chimes Inc.)  
Location: West side of Milford Mill Road, north-east of Liberty Road  
Zoning Hearing January 6, 1986 11:45 AM

Dear Mr. Swam:

Attached is a copy of the revised site plan for the above mentioned project. I have distributed revised plans to and met with the following departments and their representatives:

Ed Johnson - Current Planning and Development  
Charles E. Burnham - Building Plans Review  
Michael S. Flanigan - Traffic Engineering  
Captain Joseph Kelly - Fire Prevention Bureau, Planning Group  
Ian J. Forrest - Bureau of Environmental Services

If you have any questions please call me at 661-5888

Respectfully  
Steven K. Broyles P.E.  
Md. State Reg. # 14429

SKB/ph

Enclosures

cc: Ed Johnson  
Charles E. Burnham  
Michael S. Flanigan  
Captain Joseph Kelly  
Ian J. Forrest



talked to Mike Flanigan  
and he is ok with the plan.  
He will send revised comments.  
DEJ  
1/1/86

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

COUNTY OFFICE Bldg.  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Zell Markolis, Esquire  
1313 Court Square Building  
200 East Lexington Street  
Baltimore, Maryland 21202

RE: Item No. 147 - Case No. 86-266-X  
Investment Trust  
Special Exception Petition

Dear Margolis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of any problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:n

Enclosures

cc: Terry Allen Perl, The Chimes, Inc.,  
1803 Thornbury Road  
Baltimore, Maryland 21209  
Engineering Construction Corp.,  
1703 E. Joppa Road  
Baltimore, Maryland 21204

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
404-3011  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

DECEMBER 5, 1985

Re: Zoning Advisory Meeting of October 29, 1985  
Item # 147  
Property Owner: B.F. SAUL REAL ESTATE  
LOCATION: MILFORD MILL RD., NE OF LIBERTY RD.  
W/S OF MILFORD MILL RD., NE OF LIBERTY RD.  
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 11/15/85.
- ☒ The property is located in a deficient service area as defined by Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 3111.175-75, and as conditions change are re-evaluated annually by the County Council.

cc: James Hoswell

Enrique A. Rober  
Chief, Current Planning and Development

## BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 147, Zoning Advisory Committee Meeting of Oct. 29, 1985  
Property Owner: B.F. SAUL REAL ESTATE INVESTMENT TRUST  
Location: W/S of Milford Mill Rd., NE of Liberty Rd., District 2nd  
Water Supply: Public Sewage Disposal: Public

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any chabroler operation which has a total cooking surface area of five (5) square feet or more.
- ☒ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 26th day of November, 1985.

Arnold Jablon  
Zoning Commissioner

Petitioner: B.F. Saul Real Estate Investment Trust  
Attorney: Zell Markolis, Esquire  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

APR 20 1987

0 1957

Description of Parcel: Two Milford Mill, Inc.  
Owned by B.F. Saul Real Estate Investment Trust

BEGINNING for the same at a point at the beginning of the North 46' 46' West 442.67 foot line of a tract of land conveyed to Milford Mill, Inc. by deed dated January 20, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. 3300, folio 423, said point also being at the end of the North 46' 33' 30" West 175.00 foot line of a tract of land conveyed to Melvin Verger by deed dated 1967 and recorded among the aforesaid Land Records in Liber O.T.U. 4819, folio 62, said point having Baltimore County Coordinates of North 21.152.65 feet, West 40.232.81 feet (coordinates based on Baltimore County Station X-9156, North 20,649.77 feet, West 40,725.65 feet); running thence on said North 46' 46' West 442.67 foot line North 46' 40' 49" West 443.98 feet to a point; said point being distant South 46' 38' 27" East 161.50 feet from a pipe found on the east side of Eitzmiller Road; thence North 43' 52' 20" East 20.02 feet to a pipe found; thence South 36' 16' 50" East 310.32 feet to a point; thence South 23' 04' 24" West 387.87 feet to the place of beginning, containing 3.331 acres of land more or less. Bearings are referred to the meridian of the Baltimore County Coordinate System.



PETITION FOR SPECIAL EXCEPTION  
2nd Election District

LOCATION: Beginning 585 feet North of the centerline of Liberty Road 146 feet Northwest of Milford Mill Road

DATE AND TIME: Monday, January 6, 1986 at 11:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Community Care Center (community based habilitation services for disabled people)

Being the property of B.F. Saul Real Estate Investment Trust as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
Beginning 585' N of the C/L of : OF BALTIMORE COUNTY  
Liberty Rd., 146' NW of Milford :  
Mill Rd., 2nd District :  
B. F. SAUL REAL ESTATE : Case No. 86-266-X  
INVESTMENT TRUST, Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 12th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Zell Margolis, Esquire, 1813 Court Square Bldg., 200 E. Lexington St., Baltimore, MD 21202; and Terry Allen Perl, The Chimes, Inc., 1803 Thornbury Rd., Baltimore MD 21209.

Peter Max Zimmerman  
Peter Max Zimmerman

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. ANG  
DEPUTY ZONING COMMISSIONER

January 2, 1986

Zell Margolis, Esquire  
1313 Court Square Building  
200 East Lexington Street  
Baltimore, Maryland 21202

Re: Petition for Special Exception  
Beg. 585' N of the c/l of Liberty Road  
146' NW of Milford Mill Road  
2nd Election District  
B.F. Saul Real Estate Investment Trust  
Case No. 86-266-X

Dear Mr. Margolis:

This is to advise you that \$51.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by self.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 016192

DATE: 1/2/86 ACCOUNT: 86-266-X

AMOUNT: \$51.75

RECEIVED FROM: Zell Margolis, Esquire

FOR: Advertising & Posting of Property

86-266-X

VALIDATION OF SIGNATURE OF CASHIER

Baltimore County, Maryland, and remit building, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 19, 1985.

THE JEFFERSONIAN,

18 Venetian

Publisher

Cost of Advertising

24.75

PETITION FOR SPECIAL EXCEPTION  
2nd Election District  
LOCATION: Beginning 585 feet North of the centerline of Liberty Road 146 feet Northwest of Milford Mill Road  
DATE AND TIME: Monday, January 6, 1986 at 11:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for a Community Care Center (community based habilitation services for disabled people)  
Being the property of B.F. Saul Real Estate Investment Trust as shown on the plat filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Dec. 19, 1985

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION

2nd Election District

LOCATION: Beginning 585 feet North of the centerline of Liberty Road 146 feet Northwest of Milford Mill Road

DATE AND TIME: Monday, January 6, 1986 at 11:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for a Community Care Center (community based habilitation services for disabled people)

Being the property of B.F. Saul Real Estate Investment Trust as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Dec. 19, 1985

CERTIFICATE OF PUBLICATION

72334

Pikesville, Md., Dec. 18, 1985

ENTIFY, that the annexed advertisement

is in the NORTHWEST STAR, a weekly

published in Pikesville, Baltimore

and before the 6th day of

1986

location appearing on the

day of Dec. 19, 85

location appearing on the

day of 19

location appearing on the

day of 19

THE NORTHWEST STAR

W. M. McHenry

Manager

Cost of Advertisement \$22.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2nd Date of Posting: 12-17-85

Posted for: Special Exception

Petitioner: B.F. Saul Real Estate Investment Trust

Location of property: Beg. 585' N of the c/l of Liberty Road, 146' NW of Milford Mill Road

Location of Sign: West side of Milford Mill Road, approx. 585' north of Liberty Road

Remarks: See Data

Posted by: Sh. J. Data Date of return: 12-20-85

Number of Signs: 7

December 6, 1985

Zell Margolis, Esquire  
1313 Court Square Bldg.  
200 E. Lexington Street  
Baltimore, Maryland 21202

NOTICE OF HEARING

Re: Petition for Special Exception  
Beg. 585' N of the c/l of Liberty Rd.,  
146' NW of Milford Mill Rd.  
2nd Election District  
B.F. Saul Real Estate Investment Trust  
Case No. 86-266-X

TIME: 11:45 a.m.

DATE: Monday, January 6, 1986 at 11:45 a.m.

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 012754

DATE: 12-25-85 ACCOUNT: 86-266-X

AMOUNT: \$104.00

RECEIVED FROM: Zell Margolis, Esquire

FOR: Advertising & Posting of Property

86-266-X

VALIDATION OF SIGNATURE OF CASHIER

Baltimore County

APR 20 1987

The above resolution was unanimously adopted by the Board on the 16th day of December, 1985 by unanimous vote.

Jack Robinson  
JACK ROBINSON, Secretary

EXHIBIT 2



**7407 Dorman Drive Baltimore, Maryland 21208 484-9387**

January 3, 1986

Mr. Terry Allen Perl, Executive Director  
The Chimes, Inc.  
1803 Thornbury Road  
Baltimore, Maryland 21209

Dear Mr. Perl:

On behalf of the Board of Directors and membership of the Liberty Road Community Council, Inc., I sincerely thank you for the fine presentation made to our Board and membership. The presentation was comprehensive, answering many concerns of our citizens. The refreshments that were prepared by your trainees were delectable. Accolades to you for going the second mile to provide us with these delicacies.

The communities within the Liberty Road Corridor are excited over the plans for the new training facility to be erected on Milford Mill Road. This new facility will enable The Chimes to implement many meaningful programs and activities, efficiently and responsively. Moreover, many handicapped residents who are in dire need of training can be accommodated. This pleases LkCC. We are confident that under your competent leadership and with your fine staff that we will have a prototype facility for the nation. For these reasons, the Liberty Road Community Council, Inc. (representing forty-five community organizations) unanimously endorsed the proposed facility.

We will endeavor to make every effort possible to support you in this venture.

Sincerely,

Elizabete Campbell

Ella White Campbell  
President

EXHIBIT 1 3

## Working Together For Community Progress

**3820 Fernside Road  
Randallstown, MD 21133**

**(301) 655-7766**

December 2, 1985

Mr. Terry Allen Perl  
Executive Director  
The Chimes, Inc.  
1803 Thornbury Road  
Baltimore, MD 21209

Dear Mr. Perl:

We would like to thank you and Mr. William Moran for attending our November 19, 1985 Board Meeting and explaining the proposed development of a new vocational, pre-vocational center within the Liberty Road, Milford Mill Road area.

While the Board felt that it lacked sufficient technical information to thoroughly understand and endorse the specific Special Exception request they did adopt a more general endorsement by passing a motion which "offered our (L.C.D.C.) support for the establishment of this facility."

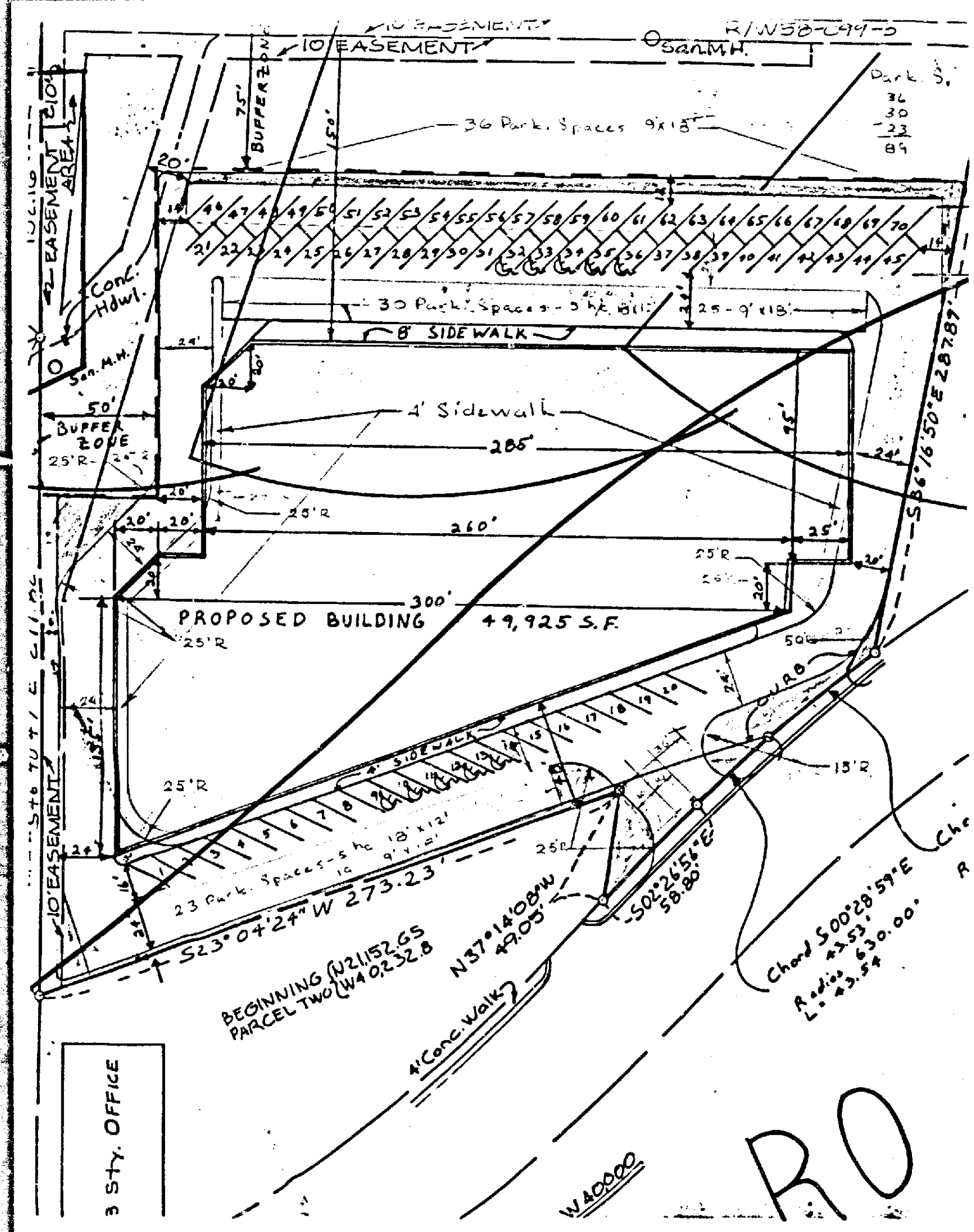
I hope that this proves useful and if there is anything else we can do please call.

Sincerely,

Jim Janas  
Director, LCDC

RECEIVED 4

(Cyper) near 12/5/85 to:  
Vince Klemas  
Ned Cole  
Phil Chow  
Howard Cohen  
Jim Phillips  
Orin Munnolis

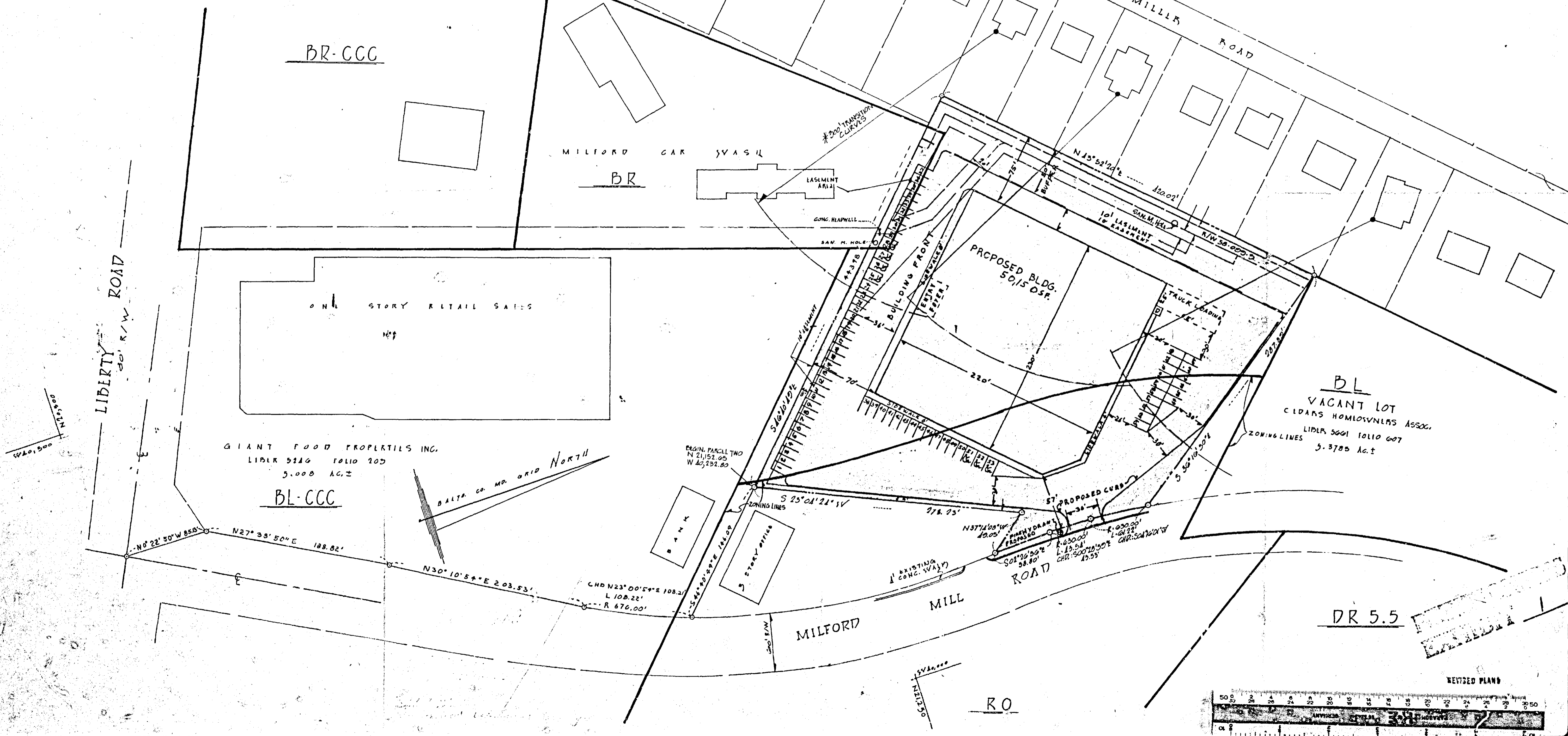
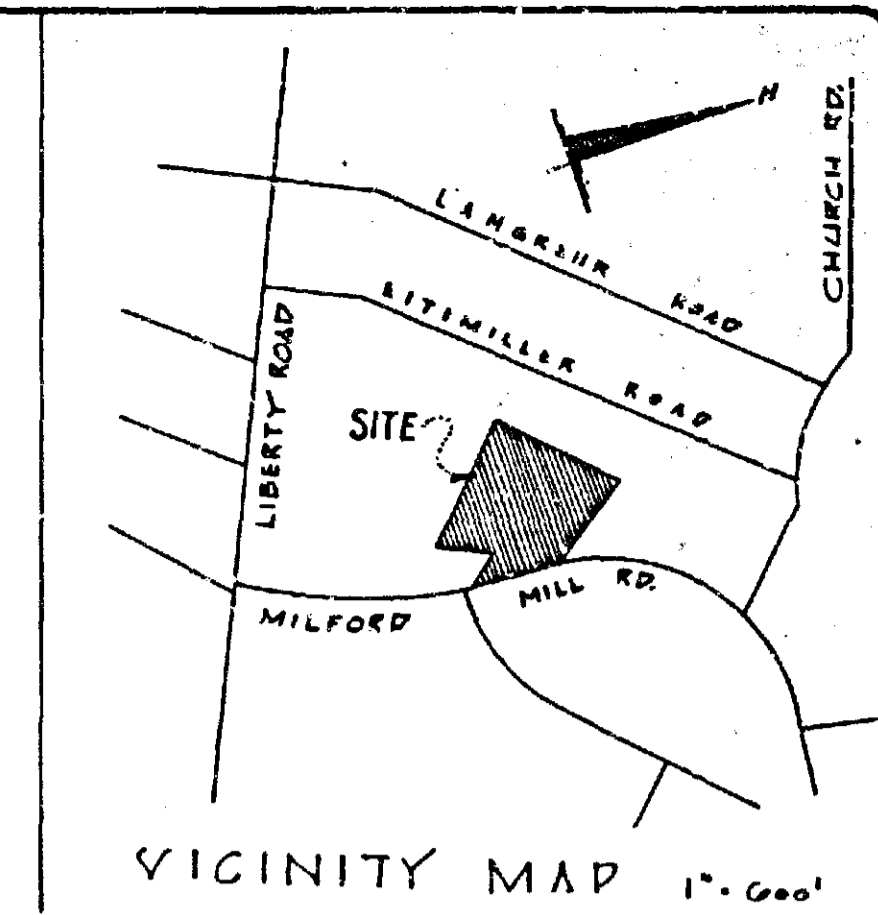


# PARKING DATA

- OFFICE AREA 2400 SQ. FT. 1/300 SQ. FT. ... 32 REQUIRED SPACES
- TEACHERS (35) / TEACHER ... 35 REQUIRED SPACES
- TOTAL REQUIRED ... 67 REQUIRED SPACES 9' X 18'
- TOTAL NO. OF SPACES PROVIDED INCLUDING HANDICAP ... 69
- HANDICAP ... 7
- NO. OF SPACES IN EXCESS OF REQUIRED ... 2
- HANDICAP SPACES SHOWN AS: 12' X 18'

## GENERAL NOTES

- CURRENT ZONING DR 5.5 AND O.R.
- ALL PAVING SHALL BE BITUMINOUS CONCRETE GRAVEL BASE.
- TREES AND VEGETATION SHALL BE LEFT IN BUFFER ZONE AND ADDED TO AS REQUIRED BY THE ARCHITECTURAL LANDSCAPING CODE
- A FORMAL LANDSCAPING PLAN FOR THIS PROJECT SHALL BE INCLUDED AT TIME OF SUBMISSION FOR BLDG. PERMIT.
- DIRECT LIGHTING SHALL BE PROVIDED FOR PARKING FROM PROPOSED BLDG.
- 8' X 8' DUMPSTER PAD
- BUILDING TO BE: FULLY SPRINKLED, TYPE 2-C CONSTRUCTION AND USE GROUP E AS PER 1984 BOCA CODE.



**Engineering Construction Corp.**  
**Engineers Surveyors**  
 1703 East Joppa Road  
 Baltimore, Maryland 21234  
 ph: 301-661-5888

**THE CHIMES - MILL TWO MILFORD MILL INC.**  
 PROJECT: PROPOSED COMMUNITY CARE CENTER  
 DATE: 11/01/85, 1985  
 SCALE: 1" = 30'  
 DRAWN BY: J. CAMPBELL/SAD

FILE NUMBER
1
REVISIONS
1 10-11-85
2 12-27-85
3 1-25-86

**DRAWING**  
 SHEET 1 OF 1  
**1**